

October 18, 2007

City of Las Vegas Planning and Development Department  
731- South 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

Fax 474-0352

RE: 3105 Conners Drive  
Parcel # 139-32-211-025  
Rancho Nevada Estates


To: Whom It May Concern:

We request a variance to construct a side yard garage attached to the existing house and garage per the attached site plans prepared by David Heintz, Residential Designer. The proposed garage addition will be within the 10'-0" side yard setback per the City of Las Vegas Building standards. The new garage will encroach into the side yard set back by 3'-0". It is our intent to construct this garage with the same Ranch Style Architectural design as the existing house design. The new garage will conform to all the State and Local Adopted Building Codes and ordinances and other Municipal Requirements.

We have attached several digital pictures of the existing site conditions as well as several digital pictures of a few room additions that have been constructed in the area.

We request your permission to allow Rosemary Arena at Building Arena to act on the behalf of Martin Homes and Mark and Linda McKinley to obtain City of Las Vegas Planning and Development Dept. approvals.

Regards,

  
Mark and Linda McKinley  
3105 Conners Drive  
Las Vegas, NV 89107

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cc: Jim Martin - Martin Homes  
David Heintz - Residential Designer

Fax 702-260-0545  
Fax 702-260-1668

VAR-25461  
12/20/07 PC

October 2, 2007

City of Las Vegas  
Planning and Development Department  
731- South 4<sup>th</sup> Street  
Las Vegas, Nevada 89101

Fax 474-0352

RE: 3105 Conners Drive  
Parcel #139-32-211-025

TO Whom It May Concern:

Martin Homes has prepared the attached variance request application to construct a new side yard garage to the existing two car garage per the attached site plans prepared by David Heintz, Residential Designer. Jim Martin at Martin Homes has taken photographs of the following address within our development. These specific color photographs represent other residences within our development that have enroached in the side yard set back. We have also provided Martin Homes with the attached list of residences which have made improvements during the last 3 - 5 years.

3105 Conners Drive - This photo shows the existing side yard that will be used to construct the new side yard garage.

412 MacArthur - Room Addition along the west side of the residence. The addition is located directly behind the existing garage. 2 ea. photos of this residence.

3105 Sonia - Room addition along the east side of the residence. 3 ea. photos of this residence.

304 Canyon - Garage and Room added along the south side of the residence. This three garage addition is similar to our garage addition request. The property owners also added a Porte Cochere at the front side of the residence. 3 ea. photos of this residence.

212 Canyon - Garage addition constructed on the left side of the residence next to the existing two garage. This garage addition is similar to our garage addition request. 3 ea. photos of this residence.

217 Canyon - Room addition at the North side of the existing residence. Creamy white brick veneer residence. 2 ea. photos of this residence.

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McKinley Justification Photos  
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217 Rosemary - This residence is under construction and is completely being remodeled by Max Butterworth Co. LLC. The general contractor is constructing a three car garage at the South side of the residence which is similar to our garage addition request. At the North side of the residence the general contractor has extended the house into the side yard setback. 3 ea. photos of this residence.

Thank you for your consideration and approval of our variance application.

Regards,



Mr. & Mrs. Mark McKinley  
3105 Conners Drive  
Las Vegas, NV 89107

cc: Jim Martin - Martin Homes  
David Heintz - Residential Designer

Fax 702-260-0545  
Fax 702-260-1668

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